



State of Wisconsin
Governor Scott Walker

Department of Agriculture, Trade and Consumer Protection
Ben Brancel, Secretary

February 28, 2011

Jessica Schmiedicke
Vandewalle & Associates, Inc.
120 East Lakeside Street
PO Box 259036
Madison, WI 53725-9036

Dear Jessica,

Thank you for submitting a draft of the Jefferson County Farmland Preservation Plan for our preliminary review. Below please find our comments reflecting issues that you might consider when updating the County's plan prior to submission for certification. Please note that this preliminary review was undertaken at the staff level and did not involve department attorneys. As such, there may be additional items that we may request the County address during our official certification review.

- Page 28 – The mapping criteria for the Farmland Preservation Area lists as a consideration 'current and potential for continued or future agricultural use.' Please expand on this. It seems to suggest that areas that are currently in agricultural use were included in the farmland preservation area. How is the potential for continued or future agricultural use determined or measured?
- Page 29 – Consistency with other elements of the County Comprehensive Plan is a listed criteria. What are these other elements?
- Page 29 – A lot of space is devoted to zoning in this section, however zoning really should not be used to determine what areas are planned for preservation. It might be more appropriate to move or incorporate this information into the implementation section of the plan.
- Page 30 – Item #20 needs a little more explanation. Typically overlays are thought of as imposing additional restrictions, so it is a bit confusing to think of the Long Range Urban Service Area to impose additional restrictions on the Farmland Preservation Area where there is overlap. Would it be more appropriate to state that these overlapping areas will be revisited in the future to determine whether they should be removed from the Farmland Preservation Area?
- Page 46 – Under "Criteria," bullet #3 refers to the 80% consistency guideline between plans and ordinances. This percentage is meant to be a benchmark for evaluating old Farmland Preservation plans with new Farmland Preservation ordinances. When the plans and ordinances are both updated in the future, the department expects the consistency percentage to be higher than 80%.
- Page 54 – It would be helpful to clarify within the Long Range Urban Service Area section that wherever there is overlap between the Farmland Preservation Area and the Long Range Urban Service Area, those lands are not planned for development within the next 15 years. This is suggested on page 55, but it might be beneficial to state as such earlier in the section.

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When updating Jefferson County's plan, please note the items listed in the certification application that must be included in the plan. Under Part B, number 3, the plan must identify, describe, and document anticipated changes in the nature, scope, location, and focus of agricultural production, processing, supply, and distribution as well as key land use issues related to preserving farmland and promoting agricultural development. Please be sure that the plan includes these two pieces.

Please feel free to contact me or Alison Volk at (608) 224-4634 with any questions or concerns regarding the issues identified above. Thank you for continuing to work with us to update Jefferson County's Farmland Preservation.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Foye". The signature is written in a cursive, flowing style.

Keith Foye, Chief
Land Management Section
(608) 224-4603